

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-057</u>	<u>ROY R. LUSTIG, TRUSTEE</u>
<u>04-150</u>	<u>C & S L. L. C.</u>
<u>04-153</u>	<u>2-YY L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/5/04 TO THIS DATE:

HEARING NO. 04-9-CZ2-1 (04-57)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: ROY R. LUSTIG, TRUSTEE

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building to setback 20' from the front (north) property line (25' required) and setback 20' from the rear (south) property line (25' required).
- (3) Applicant is requesting to waive the required trees and a 5' wide landscape strip between dissimilar land uses along the west and a portion of the south property lines.
- (4) Applicant is requesting to permit a dumpster enclosure to setback 66' (75' required) from the front (north) property line and to setback 0' (7½' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and requests #2 through #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Professional Building," as prepared by Steven B. Schwartz, Page A-1 dated 4/14/04 and the remaining 4 pages dated 3/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 & 2, less the north 30.09', Block 3, RIVERDALE, Plat book 44, Page 71.

LOCATION: The Southwest corner of N.E. 24 Avenue & N.E. 196 Street (Miami Gardens Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.385 Net Acre

RU-1 (Single Family Residential)
RU-5A (Semi-professional Offices)

APPLICANT: C & S L. L. C.

- (1) AU & RU-5A to RU-3M
- (2) Applicant is requesting to waive the requirements for section line roads to be 80' in width; to waive same to permit 0' dedication (40' required) for the east half of N.E. 10th Avenue.
- (3) Applicant is requesting to permit a pool building and swimming pool in front of the principal building (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "California Club Townhomes," as prepared by Pascual, Perez, Kiliddjian & Associates and dated 6/22/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Section 32, Township 51 South, Range 42 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 32; thence run N2°26'41"E along the west line of the said NW ¼ of Section 32 for 499.08'; thence run S86°20'08"E along a line parallel with and 498.96' north of, as measured at right angles to the south line of the NW ¼ of Section 32 for 722.29'; thence run S2°30'12"W along a line parallel with and 50' east of, as measured at right angles, to the east line of the west ½ of the SW ¼ of the said NW ¼ of Section 32 for 498.11'; thence run S2°16'07"W along a line parallel with and 50' east of, as measured at right angles to, the east line of the west ½ of the NW ¼ of the SW ¼ of said Section 32 for 180.86'; thence run S31°38'34"W for 20'; thence run N71°37'44"W for 740.85'; thence run N2°26'41"E for 9.44' to the Point of beginning. AND: PARCEL 2: The Western 60' of the following described parcel: A portion of the SW ¼ of Section 32, Township 51 South, Range 42 East, being more particularly described as follows:

Commence at the Northwest corner of the SW ¼ of said Section 32; thence run S2°26'41"W, along the S/ly prolongation of the west line of the NW ¼ of said Section 32 for 103.38' to a Point of curvature; thence run S/ly along a circular curve to the left having a radius of 1,145.92' and a central angle of 10°58'0" for an arc distance of 219.66' to a Point of tangency; thence run S8°32'17"E, for 185.19' to a point on a curve; (said point bearing N8°40'31"W from the radius point of the next described curve); thence run E/ly, along a circular curve to the right along the N/ly right-of-way line of State Road No. 852, as shown on Florida State Road Department Right-of-Way Map, Plat book 88, Page 1; having a radius of 2,914.79' and a central angle of 8°54'19"

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APPLICANT: C & S L. L. C.

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for an arc distance of 453.03' to the Point of beginning of the land hereinafter described; thence continue E/ly along said curve, along the N/ly right-of-way line of said State Road No. 852, having a radius of 2,914.79' and a central angle of 2°47'42" for an arc distance of 142.19', to a point on said curve; said point bearing N03°01'53"E from the radius point of said curve; thence run N2°16'07"E, along a line parallel with and 25' west of, as measured at right angles to the east line of the west ½ of the west ½ of the said SW ¼ of Section 32 for 120.16'; thence run N31°38'34"E for 132.9'; thence run N71°37'44"W for 215.82'; thence run S2°16'07"W along a line parallel with and 167.165' west of as measured at right angles to the east line of the west ½ of the west ½ of the said SW ¼ of Section 32 for 297.42' to the Point of beginning.

LOCATION: Lying east of theoretical N.E. 10 Avenue and north of Ives Dairy Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.4 Acres

AU (Agricultural - Residential)
RU-3M (Minimum Apt. House 12.9 units/net acre)
RU-5A (Semi-professional Offices)

APPLICANT: 2-YY L. L. C.

- (1) Applicant is requesting to permit a decorative CBS wall with lanterns and gates at a maximum height of 8.17' (6' maximum height allowed).
- (2) Applicant is requesting to permit a two-way driveway 14' in width (20' required).
- (3) Applicant is requesting to waive the zoning requirements prohibiting the safe site distance triangle area from containing structures at a height of 2.5' or more; to permit a decorative CBS wall with lanterns at a maximum height of 8.17'.
- (4) Applicant is requesting to waive the zoning regulations requiring all interior rights-of-way to be 50' in width; to permit 20' of dedication (25' required) for the north half of N.E. 184 Terrace.
- (5) Applicant is requesting to permit 2 street trees (4 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Duplex Project 2YY," as prepared by Charles H. Benson, dated stamped received 5/3/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 20 & 21, Block "A", OJUS SUBDIVISION, Plat book 3, Page 95.

LOCATION: Lying north of N.E. 184 Terrace and approximately 200' east of N.E. 25 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.459 Acre

PRESENT ZONING: RU-2 (Two Family Residential)